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CONTACT THE LOWELL CITY
CLERK FOR COPIES OF APPROVED
ZONING AMENDMENTS
FROM 12/07/2004 TO:

Jackson Street
 LI to DMU, 7/27/2005

 Industrial Avenue
 HRC to GI, 7/27/2005

 Wiggins Street
 LI to UMF, 8/23/2005

 Marginal Street
 LI to INST, 9/13/2005

 268 + 276 Westford Street
 TMF to TMU, 10/25/2005

 Western Avenue
 Extend Artist Overlay District, 5/8/2007

 JAM Area
 Create Hamilton Canal Priority Development Site
 8/28/2007

 1141 Bridge Street
 TSF to TMU, 7/22/2008

 Jackson Street
 LI to DMU, 8/26/2008

 Jackson Street
 Create Smart Growth Overlay District
 Extend Hamilton Canal Priority Development Site
 8/26/2008

 2 Prince Avenue
 Added as Priority Development Site
 8/27/2008

 Hamilton Canal District
 DMU + LI to HCD-A through HCD-G
 2/24/2009

 19 Columbia Street
 TSF to RR, 3/10/2009

 26 and 28 Lawrence Street
 TMF to DMU, 3/10/2009

 18-20 Webber Street
 TSF to RR, 6/9/2009

 301 Chelmsford Street
 USF to NB, 1/18/2011

 550 Bridge Street
 NB to TMU, 6/14/2011

 Livingston Avenue Area
 TSF to SSF, 9/13/2011

 169.1 and 169.2 Bridge Street
 Added to Smart Growth Overlay District
 2/7/2012

 390 Pawtucket Street
 TSF to UMF 9/25/2012

 Mt. Vernon, Rock, and School Streets
 UMF to UMF 9/25/2012

SECTION 3.3.1 - SAME BOUNDARIES

THE BOUNDARIES BETWEEN DISTRICTS ARE AS SHOWN ON THE ZONING MAP, WHERE UNCERTAINTY EXISTS WITH RESPECT TO THE BOUNDARIES OF THE VARIOUS DISTRICTS AS SHOWN ON THE MAP, MADE A PART OF THIS CHAPTER, THE FOLLOWING RULES SHOULD APPLY:

- 1) WHERE THE DISTRICT BOUNDARY IS A STREET, RAILROAD, ROAD OR FENCE OR WATERWAY, THE DISTRICT BOUNDARY SHALL BE THE CENTERLINE OF THE STREET, RAILROAD, ROAD OR FENCE OR WATERWAY.
- 2) WHERE THE BOUNDARY LINE IS INDICATED APPROXIMATELY PARALLEL TO THE STREET IT SHALL BE TAKEN AS PARALLEL, THERE TO THE ACTUAL BOUNDARY LINE. WHERE THE BOUNDARY LINE IS OTHERWISE CLEARLY INDICATED, SHALL BE SCALED TO THE ACTUAL BOUNDARY LINE. WHERE THE BOUNDARY LINE IS NOT CLEARLY INDICATED, SHALL BE TAKEN AS THE RIGHT OF WAY LINE IF THERE IS ANY VARIANCE THEREFROM. WHERE THE BOUNDARY LINE IS NOT CLEARLY INDICATED, SHALL BE TAKEN AS THE BOUNDARIES TO THE STREET LINE AND THE DISTANCE AS MARKED IN FEET UPON THE MAP. THE LATTER SHALL BE THE DISTANCE TO THE STREET LINE.
- 3) WHERE THE DISTRICTS DESIGNATED ON THE MAP ARE BOUNDED BY LOT LINES, THE LOT LINES SHALL BE CONSTRUED TO BE THE BOUNDARY LINES. UNLESS OTHERWISE SPECIFIED, THE DISTRICT BOUNDARIES IN PARAGRAPH 3.3.1) SHALL TAKE PRECEDENCE OVER BOUNDARIES IN PARAGRAPH 3.3.2).
- 4) WHERE A BOUNDARY LINE BETWEEN DISTRICTS EFFECTS A LOT IN SINGLE OWNERSHIP UPON THE DISTRICTS DATE OF THIS ORDINANCE OR UPON THE DATE OF THE FIRST REZONING OF THE DISTRICT, THE BOUNDARIES OF ONE (1) OF THE DISTRICTS IN WHICH THE LOT IS LOCATED SHALL BE THE BOUNDARY LINE. NO RESTRICTIVE DISTRICT MAY BE APPLIED TO THE ENTIRE LOT ALTERNATELY. A RESTRICTIVE DISTRICT MAY BE USED TO SATISFY THE DEVELOPMENTAL REQUIREMENTS OF THE LOT. THE RESTRICTIVE DISTRICT MAY BE APPLIED TO THAT PORTION OF THE LOT WHICH IS NOT MADE SUCH PORTION. ALL USES ASSOCIATED WITH THE RESTRICTIVE DISTRICT SHALL BE PERMITTED THEREIN. THE LAND ASSOCIATED WITH THE LESS RESTRICTIVE USE SHALL BE SCREENED FROM ADJACENT LOT OR LOT LINES BY A SCREENING WALL OR FENCE. THE SCREENING WALL OR FENCE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF CHICAGO ZONING ORDINANCE.
- 5) WHEN A LOT IN SINGLE OWNERSHIP IS SITUATED PART IN THE CITY AND PART IN AN ADJACENT CITY OR TOWN, THE REGULATIONS AND RESTRICTIONS OF THE DISTRICT IN WHICH THE LOT IS LOCATED SHALL BE APPLIED TO THAT PORTION OF SUCH LOT AS IS LOCATED WITHIN THE CITY OF CHICAGO. THE DISTRICT LOT WHERE SITUATED THEREIN PROVIDED, HOWEVER, THAT BY THE GRANT OF A SPECIAL PERMIT, THE RESTRICTIONS OF THE DISTRICT IN WHICH THE LOT IS LOCATED MAY BE APPLIED TO THE ENTIRE LOT.

(ORD. 12-7-04)

NOTES:

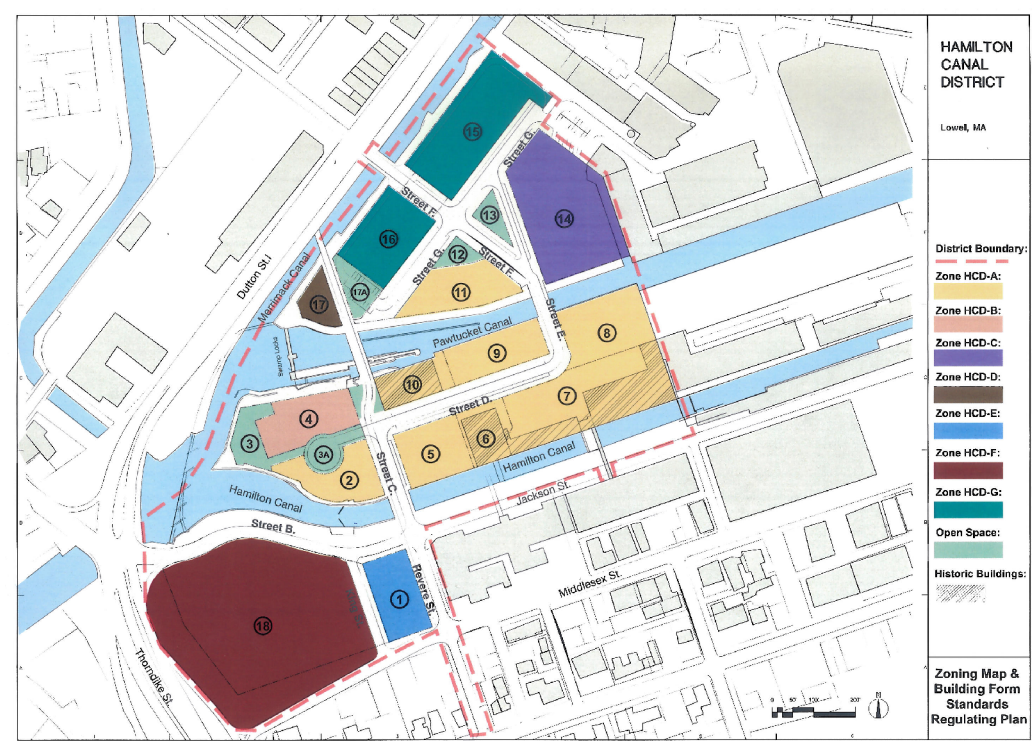
RULES FOR DETERMINING LOCATIONS OF ZONING
BOUNDARIES ARE FOUND IN SECTION 3.3 OF THE LOWELL ZONING ORDINANCE

THIS MAP WAS PREPARED BY THE DIVISION OF PLANNING AND DEVELOPMENT FOR REVIEW AND DISCUSSION PURPOSES. IT IS NOT AN OFFICIAL ZONING MAP AND IT DOES NOT REFLECT APPROVED ZONING DISTRICTS OR BOUNDARIES IN THE CITY OF LOWELL.

THE OFFICIAL ZONING MAP IS ON FILE IN THE OFFICE OF THE
LOWELL CITY CLERK.

Detail A

HCD-A to HCD-G



See Section 10.3.7 of the Zoning Ordinance For
More Information On These Districts

Map Updated September 26, 2012

1 inch = 1,200 feet

